

# VICTORY COURT SENIORS HOUSING

## (PROPOSED) LOT-2, VICTORY COURT CITY OF ROCKVILLE, MARYLAND LEVEL II SITE PLAN - CITY REF #STP2010-00034

ASSOCIATED PLANS: SPECIAL EXCEPTION PLAN #SPX2009-00378  
HISTORIC DISTRICT COMMISSION #HDC2010-00473  
NATURAL RESOURCES INVENTORY #FTP2008-00021  
FOREST CONSERVATION #FTP2008-00021  
SWM CONCEPT #SMP2009-00011  
PRELIMINARY PLAN #PLT2009-00498

EXISTING		PROPOSED	
	Paving		
	Curb & Gutter		
	Sign		
	Utility Pole		
	Lamp Post		
	Post or Bollard		
	Tree		
	Electric		
	Overhead Wires		
	Sanitary Sewer		
	Storm Drain		
	Water Line		
	Fire Hydrant		
	Gas		
	Telephone		
	Buildings		
	Concrete		
	Spot Elevation		
	Contour		
	Special Exception Boundary		
	Limit of Disturbance		

### DESIGN TEAM:

**OWNER:**  
Montgomery County  
100 Maryland Avenue  
Rockville, MD 20850  
Phone: 240-777-3600

**DEVELOPER:**  
Victory Housing Inc.  
5430 Grosvenor Lane, Suite 210  
Bethesda, MD 20814  
Phone: 301-493-6000

**ARCHITECTS:**  
Grimm + Parker Architects  
11720 Beltsville Drive, Suite 600  
Calverton, MD 20705  
Phone: 301-595-1000

**ATTORNEY:**  
Miller, Miller & Canby  
200-B Monroe Street  
Rockville, MD 20850  
Phone: 301-762-5212

**CIVIL ENGINEER:**  
Macris, Hendricks & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301-670-0840

**LANDSCAPE ARCHITECT:**  
Macris, Hendricks & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301-670-0840

### SHEET INDEX:

SP-1 Site Development Plan - Cover Sheet  
SP-2 Site Development Plan

LS-1 Landscape Plan  
LS-2 Landscape Plan - Details

PFCP-1 Preliminary Forest Conservation Plan  
PFCP-2 Preliminary Forest Conservation Plan  
PFCP-3 Preliminary Forest Conservation Plan

EX-1 Pedestrian Access - Exhibit  
EX-2 Service Vehicle Movement - Exhibit  
EX-3 Emergency Vehicle Movement - Exhibit

Stormwater Management Concept Plan

A-1.0 Architectural Plan  
A-1.1 Architectural Plan  
A-2.1 Architectural Elevation  
A-2.2 Architectural Elevation



VICINITY MAP  
SCALE 1" = 2,000'

### SITE PLAN NOTES

- The topography is from a field shot survey performed by Macris, Hendricks & Glascock, P.A., supplemental with available utility records.
- The boundary was prepared by Macris, Hendricks & Glascock, P.A. from deeds and plats of record.
- A Natural Resources Inventory/Forest Stand Delineation Plan (NRI/FSI) for this site has been approved by the City Forester (Re: FTP2008-00021).
- A Preliminary Forest Conservation Plan has been submitted for approval by the City Forester (Re: FTP2008-00021).
- A Stormwater Management for this site has been approved by the City Department of Public Works (Re: SMP2009-00011).
- Abandonment of the Public Right-of-Way for a part of Mount Vernon Place has been approved by the Mayor and Council (Re: SCA2006-01097).
- A Special Exception Plan has been approved by the Mayor and Council (Re: SMP2009-00011).
- A Preliminary Plan has been submitted for approval by the Planning Commission (Re: PLT2009-00498).
- Do not use this Planning Site Plan for site construction. Refer to approved construction documents for construction details.
- All construction must meet the requirements of the City's construction codes, fire code, life safety code, the state accessibility code, and the federal requirements of the Americans with Disabilities Act (ADA).

### SITE DATA

**SUBJECT PROPERTY:** PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT 56  
**LOT AREA (PROPOSED LOT-2):** 144,018 S.F. or 3.31 AC (1)  
**ZONING CLASSIFICATION:** MXT (MIXED USE TRANSITION)  
**PROPERTY ADDRESS:** 209 MONROE STREET  
**PROPOSED USE:** SENIOR HOUSING - 86 UNIT (SPECIAL EXCEPTION)  
45 ONE BEDROOM UNITS  
41 TWO BEDROOM UNITS

### DEVELOPMENT STANDARDS

	REQUIRED/ALLOWED	PROPOSED
<b>TRACT AREA (25.15.02 J 3 (a))</b>	87,120 S.F. or 2.0 AC	144,018 S.F. or 3.31 AC (1)
<b>BUILDING SETBACK REQUIREMENTS</b>		
PUBLIC RW (E & W)	(10)	31.9'
SIDE ADJ. MXT (Res. Use) (N) (25.15.02 J 3 (c)(III)) (20)		59.0'
REAR ADJ. RES. USE (S) (25.15.02 J 3 (c)(II)) (40)		67.4'
<b>BUILDING HEIGHT</b>	39' PER SPX2009-00378	39' (2)
<b>BUILDING AREA</b>	NONE SPECIFIED	99,926 S.F. (3)
<b>BUILDING COVERAGE</b>	NONE SPECIFIED	18.5% or 28,055 S.F. (3)
<b>PARKING LOT &amp; DRIVEWAY COVERAGE</b>	NONE SPECIFIED	17.7% 26,877 S.F.
<b>TOTAL SITE COVERAGE</b>	NONE SPECIFIED	36.2% or 54,932 S.F.
<b>PUBLIC USE SPACE</b>	(20% or 28,750 S.F.)	EXEMPT (4)

### OFF STREET PARKING AND LOADING

<b>PARKING AREA (2 AREAS)</b>		13,992 S.F.
<b>INTERNAL PARKING LOT LANDSCAPING</b>	(5% or 700 S.F.)	5% or 710 S.F.

### PARKING SPACES

<b>AUTO</b>		
SENIOR ADULT HOUSING (86 UNITS)	(1/3 UNITS = 29)	52 (5)
<b>HANDICAP ACCESSIBLE SPACES (TOTAL)</b>	(3)	3
VAN ACCESSIBLE SPACES	(1)	2
<b>TRUCK SERVICES</b>	(1)	1 (WB-40)
<b>BICYCLE</b>		
SHORT TERM (86 UNITS)	(1/100 UNITS = 1)	2
LONG TERM (86 UNITS)	(1/50 UNITS = 2)	2

### NOTES:

- INCLUDES 1/2 OF THE MOUNT VERNON PLACE RIGHT-OF-WAY TO BE ABANDONED
- BUILDING HEIGHT MEASURED FROM THE CENTERLINE GRADE OF MONROE STREET OPPOSITE THE MIDDLE OF THE BUILDING FRONTING MONROE STREET TO THE MIDDLE OF THE HIP ROOF (25.03.03.3(a)(iv))
- BUILDING AREA PROVIDED BY THE PROJECT ARCHITECT
- EXEMPTION - SENIOR ADULTS/AFFORDABLE HOUSING (25.17.01 (a))
- 38 SURFACE SPACES AND 16 SPACES PROVIDED IN GARAGE BELOW BUILDING

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION

TAX MAP GR 342 WSSC 218 NW 07

LEVEL II SITE PLAN - COVER SHEET SP-1  
LOT 2, VICTORY COURT (PROPOSED)  
**VICTORY COURT SENIORS HOUSING**  
PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56  
4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

	Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors	Proj. Mgr. MDP	Designer MDP
9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Phone: 301.670.0640 Fax: 301.848.0693 www.mhga.com	Date 4-14-10	Scale NONE
		Project No. 08-111-11	Sheet 1 of 2

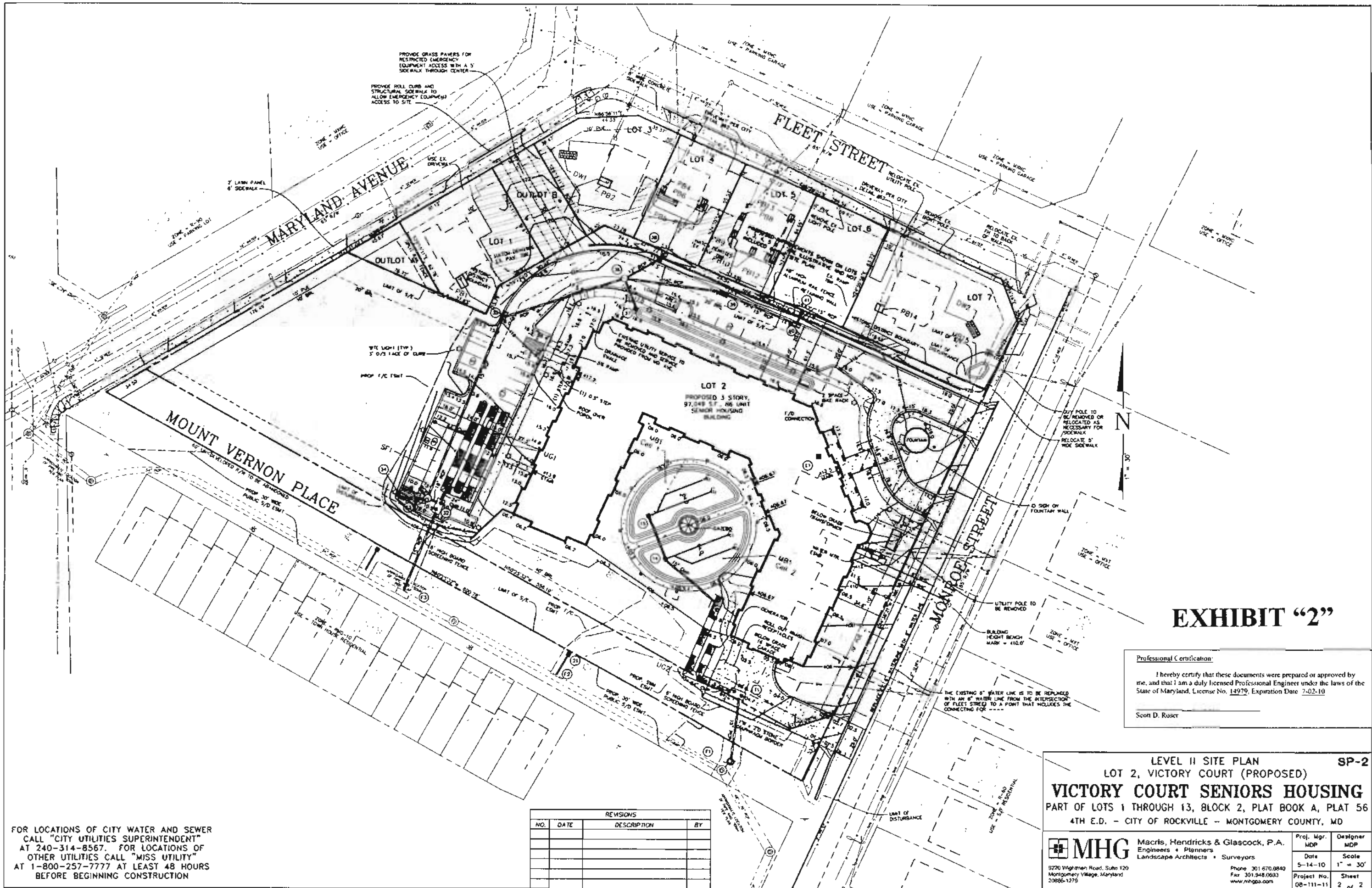
## EXHIBIT "1"

### Professional Certification:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland. License No. 14979. Expiration Date: 7-02-10

Scott D. Roser

97



# EXHIBIT "2"

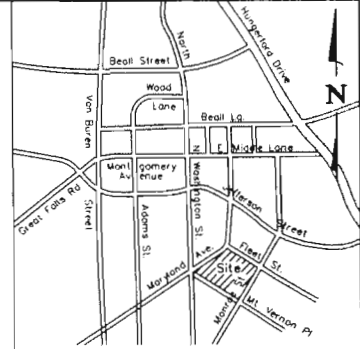
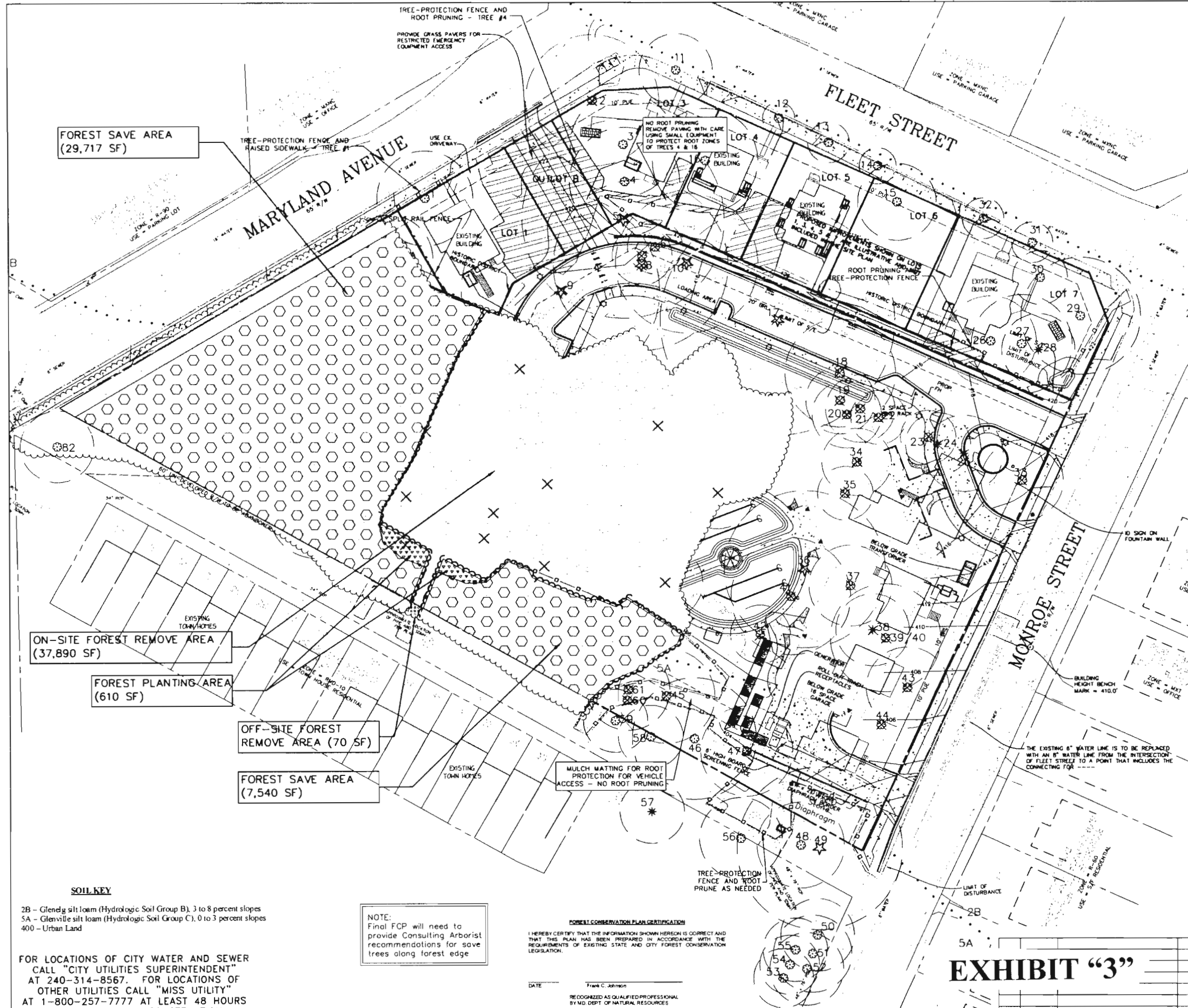
**Professional Certification:**  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date 7-02-10  
 Scott D. Russer

**LEVEL II SITE PLAN SP-2**  
**LOT 2, VICTORY COURT (PROPOSED)**  
**VICTORY COURT SENIORS HOUSING**  
 PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56  
 4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

<b>Macris, Hendricks &amp; Glascock, P.A.</b> Engineers + Planners Landscape Architects + Surveyors 9720 Highgreen Road, Suite 120 Montgomery Village, Maryland 20896-1278	Proj. Mgr. MDP	Designer MDP
	Date 5-14-10	Scale 1" = 30'
	Project No. 08-111-11	Sheet 2 of 2
	Phone 301.670.0840 Fax 301.948.0633 www.mhga.com	

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

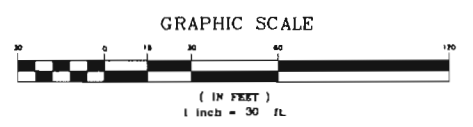
REVISIONS			
NO.	DATE	DESCRIPTION	BY



VICINITY MAP  
SCALE 1" = 1,000'

**LEGEND**

- FOREST BOUNDARY
- TREE / TREE TO BE REMOVED
- SPECIMEN TREE / SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- SOIL BOUNDARY
- EXISTING FOREST
- FOREST SAVED  
37,257 s.f. or 0.86 ac
- FOREST PLANTED  
675 s.f. or 0.02 ac
- OFF-SITE FOREST REMOVED
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE & ROOT PRUNING



**FCPT TABLE**

DESCRIPTION	SIZE
Site Area	185,436 SF or 4.26 Acres
Existing Forest	75,147 SF or 1.73 Acres
Proposed Forest Retention	37,257 SF or 0.86 Acres
Proposed Forest Clearing	*37,960 SF or 0.87 Acres
Required/Proposed Afforestation	000 SF/0.00 AC
Required/Proposed Reforestation	610 SF/0.01 AC

\*Includes an additional 70 S.F. of off-site forest clearing that will occur for storm drain construction and that has been reflected on FCP Work sheet.

**OWNER**  
MONTGOMERY COUNTY  
101 MONROE STREET  
ROCKVILLE, MD 20850  
PHONE 240-777-3623

**CONTRACT LESSEE/DEVELOPER**  
VICTORY HOUSING, INC.  
5430 GROSVENOR LANE  
SUITE 210  
BETHESDA, MD 20814  
PHONE 301-493-6000

**PFCP-1**  
WSSC 218 NW 07

**PRELIMINARY FOREST CONSERVATION PLAN**  
LOT 2, VICTORY COURT (PROPOSED)  
**VICTORY COURT SENIORS HOUSING**  
PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56  
4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

**MHG** Macris, Hendricks & Glascock, P.A.  
Engineers • Planners  
Landscape Architects • Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279  
Phone 301.670.0840  
Fax 301.948.0693  
www.mhga.com

Proj. Mgr. MDP  
Designer CSH  
Date 5-14-10  
Scale 1" = 30'  
Project No. 08-111-11  
Sheet 1 of 3

**SOIL KEY**

2B - Glenelg silt loam (Hydrologic Soil Group B), 3 to 8 percent slopes  
5A - Glenville silt loam (Hydrologic Soil Group C), 0 to 3 percent slopes  
400 - Urban Land

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

**NOTE:**  
Final FCP will need to provide Consulting Arborist recommendations for save trees along forest edge

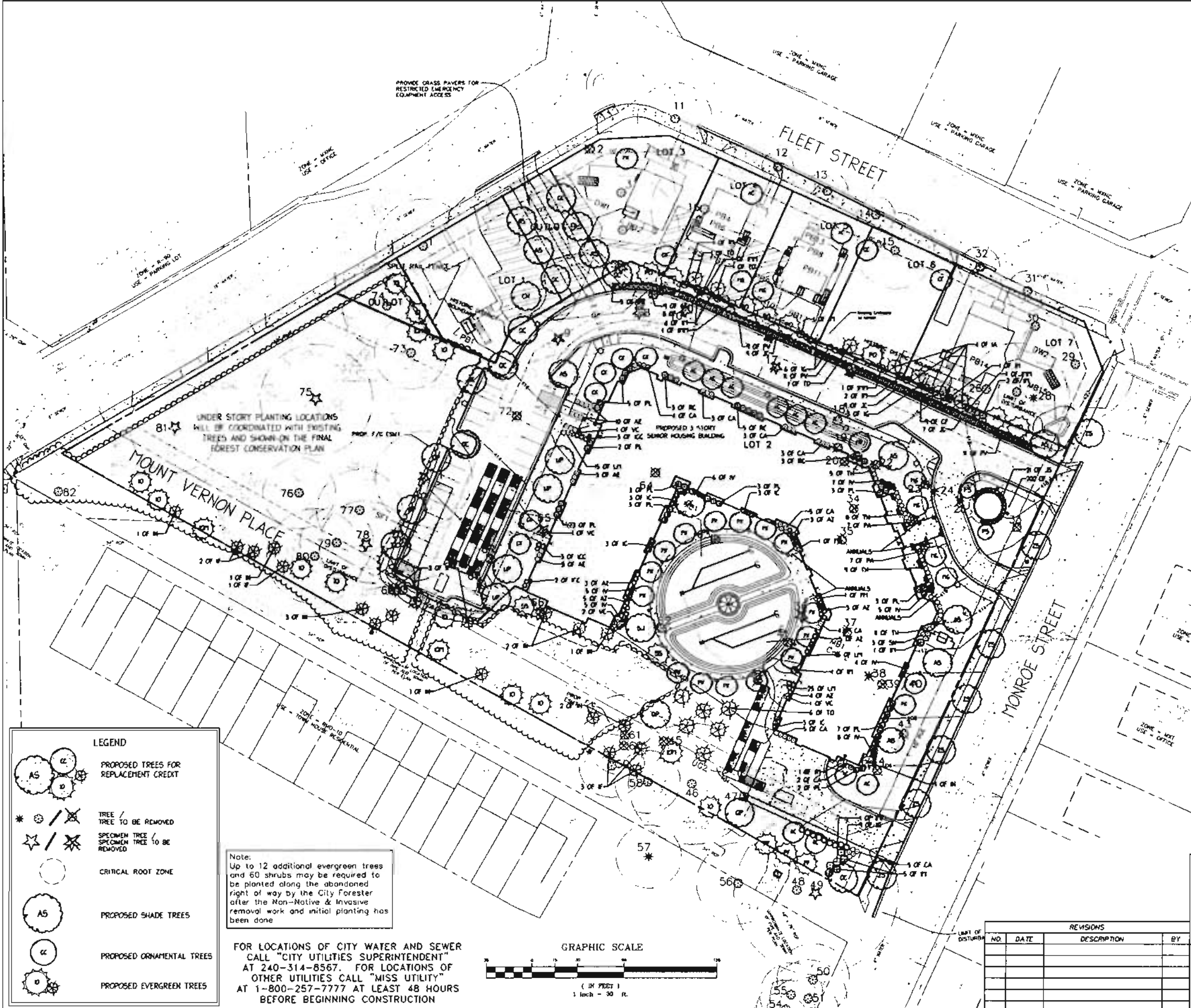
**FOREST CONSERVATION PLAN CERTIFICATION**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE \_\_\_\_\_ Frank C. Johnson  
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES

**EXHIBIT "3"**

NO.	DATE	DESCRIPTION	BY



**TREE REPLACEMENT PLANT LIST**

SYMBOL	SYMBOL NAME	SYMBOL NAME	SYMBOL NAME	SYMBOL NAME	SYMBOL NAME	SYMBOL NAME	SYMBOL NAME	SYMBOL NAME	SYMBOL NAME
AS	PROPOSED SHADE TREES								
CC	PROPOSED ORNAMENTAL TREES								
D	PROPOSED EVERGREEN TREES								



**EXHIBIT "4"**

**FOREST CONSERVATION PLAN CERTIFICATION**  
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE: \_\_\_\_\_  
 Frank C. Johnson

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES

PFCP-2

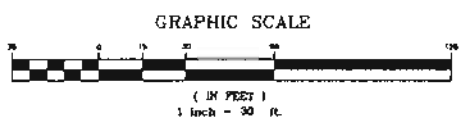
**PRELIMINARY FOREST CONSERVATION PLAN**  
**LOT 2, VICTORY COURT (PROPOSED)**  
**VICTORY COURT SENIORS HOUSING**  
 PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56  
 4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

**LEGEND**

- AS: PROPOSED TREES FOR REPLACEMENT CREDIT
- Tree with slash: TREE TO BE REMOVED
- Star with slash: SPECIMEN TREE / SPECIMEN TREE TO BE REMOVED
- Circle with dot: CRITICAL ROOT ZONE
- AS: PROPOSED SHADE TREES
- CC: PROPOSED ORNAMENTAL TREES
- D: PROPOSED EVERGREEN TREES

**Note:**  
 Up to 12 additional evergreen trees and 60 shrubs may be required to be planted along the abandoned right of way by the City Forester after the Non-Native & Invasive removal work and initial planting has been done.

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION



**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors

9220 Whitman Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1279  
 Phone: 301.670.0840  
 Fax: 301.948.0693  
 www.mhga.com

Proj. Mgr. JDP  
 Date 5-14-10  
 Project No. 08-111-11

Designer GSH  
 Scale 1" = 30'  
 Sheet 2 of 3

I:\08111\08111.dwg, 24 x 36 PFCP 2 OF 3, 5/14/2010 11:41:42 AM, Copyright 2009 Macris, Hendricks & Glascock, P.A.

100

Tree #	Common Name	Botanical Name	DHM	Tree Replacement	CRZ/Radius - ft.	CTLA Rating	Remarks	
1	Norway Maple	Acer platanoides	21		11.5	75%	Fair. Overhead wires thru portion of canopy, shallow exposed rotting roots.	
2	Red Maple	Acer rubrum	29	0	41.5	N/A	Dead - recommend removal; REMOVE	
3	Black Locust	Robinia pseudoacacia	21		14.5	75%	Good	
4	Norway Maple	Acer platanoides	20	21	16	72%	Moldure in cavity at split, weak structure	
5	*Kentucky Coffee	Gymnocladus dioica	44	6	76	78%	Fair co-dorm. Boles above 12" N., poor structure; Natural populations of the species are considered Highly Rare by the State of MD Natural Heritage Program. REMOVE	
6	Black Walnut	Juglans nigra	12	1	18	78%	Good; REMOVE	
7	Norway Maple	Acer platanoides	13	1	19.5	97%	Good; REMOVE	
8	*Black Locust	Robinia pseudoacacia	18	6	57	N/A	Poor, several fungal conks; Recommend removal; REMOVE	
9	*Silver Maple	Acer saccharinum	41	8	64.5	N/A	Prnx, major die-back; recommend removal; REMOVE	
10	*Kentucky Coffee	Gymnocladus dioica	11	6	46.5	72%	14'-24" twin above 6' N., fused bole at 18' N., Natural populations of the species are considered Highly Rare by the State of MD Natural Heritage Program. REMOVE	
11	Norway Maple	Acer platanoides	16	0	24	N/A	Street tree, Poor - recommend removal-severe structural defects; REMOVED BY CITY 9/21/08	
12	Norway Maple	Acer platanoides	7		10.5	62%	Street tree, root bound in 2' x 4.5' confined space	
13	Norway Maple	Acer platanoides	8		12	59%	Street tree, root bound in 2' x 4.5' confined space	
14	Norway Maple	Acer platanoides	8		12	75%	Street tree, root bound in 2' x 4.5' confined space	
15	American Holly	Ilex opaca	11	11	24	97%	Good, Moderate English Ivy on tree	
16	Hick Elder	Acer negundo	23		14.5	62%	Fair, some dead branches	
17	*Silver Maple	Acer saccharinum	51	6	76.5	56%	Fair, multiple bores above 10' ht., shallow rotting roots, weak co-dorm. Trunks; REMOVE	
18	English Walnut	Juglans regia	24	2	16	56%	Good, heavy English Ivy; REMOVE	
19	Norway Maple	Acer platanoides	6	13	22.5	81%	Good; REMOVE	
20	Black Locust	Robinia pseudoacacia	15	1	22.5	59%	Fair, leans to south; REMOVE	
21	Norway Maple	Acer platanoides	5	7	19.5	72%	Good; REMOVE	
22	Hick Elder	Acer negundo	12	1	18	75%	Good; REMOVE	
23	Norway Maple	Acer platanoides	12	1	18	75%	Poor form, contorted trunk, heavy English Ivy; REMOVE	
24	Blue Spruce	Picea pungens	14	1	21	69%	Fair to Poor, heavy English Ivy, sparse foliage on SW side; REMOVE	
25	Red Cedar	Juniperus virginiana	17	1	25.5	100%	Good; REMOVE	
26	Black Cherry	Prunus serotina	14	16	10	72%	Good	
27	Southern Magnolia	Magnolia grandiflora	16	19	16	84%	Twin at 1.5', weak structure	
28	Red Cedar	Juniperus virginiana	5	15	22.5	100%	Good	
29	Norway Maple	Acer platanoides	26	19	14	84%	Good, minor dead wood in canopy	
30	English Holly	Ilex aquifolium	7	10	18	100%	Good	
31	Norway Maple	Acer platanoides	6		11.5	75%	Street tree, root bound in 2' x 4.5' confined space	
32	Norway Maple	Acer platanoides	9		13.5	75%	Street tree, root bound in 2' x 4.5' confined space	
33	American Holly	Ilex opaca	10	11	15	97%	Good; REMOVE	
34	Goldenrain Tree	Xanthoxylum paniculata	10	11	19.5	59%	Fair, weak form; REMOVE	
35	Apple	Malus spp.	8	9	18	N/A	Poor condition, recommend removal; REMOVE	
36	*Norway Maple	Acer platanoides	35	6	52.5	47%	Fair to poor; shallow exposed rotting roots, mushrooms on tree; REMOVE	
37	Southern Catalpa	Catalpa bignonioides	18	1	27	94%	Cinder blocks on portion of root flare; REMOVE	
38	Red Cedar	Juniperus virginiana	16	1	24	81%	heavy English Ivy, recommend Ivy removal; REMOVE	
39	Slippery Elm	Ulmus rubra	8	12	13	27	75%	Good, fused at base with 24" dying Black Locust (Tree #40); REMOVE
40	Black Locust	Robinia pseudoacacia	24	2	16	N/A	Poor, fungal conks, Ivy vines, dead branches; recommend removal; REMOVE	
41	White Mulberry	Morus alba	26	3	19	41%	Fair, heavy English Ivy, many trunk burls; REMOVE	
42	Tulip Poplar	Liriodendron tulipifera	13	1	19.5	81%	Good; REMOVE	
43	Black Cherry	Prunus serotina	18	1	27	78%	Good; REMOVE	
44	Dead tree	unknown	23	0	N/A	N/A	Dead, 22' ht., heavy English Ivy, recommend removal; REMOVE	
45	Black Cherry	Prunus serotina	21	2	31.5	N/A	Poor condition, recommend removal; REMOVE	
46	Red Maple	Acer rubrum	27		40.5	81%	Good, moderate grape vine	
47	Slippery Elm	Ulmus rubra	20	2	10	59%	Good, heavy English Ivy, sprouting trunk burls; REMOVE	
48	Red Maple	Acer rubrum	19		28.5	50%	Fair, hollow base, English Ivy, leans	
49	Southern Catalpa	Catalpa bignonioides	16		54	87%	Good, minor base rot & vines	
50	Deodar Cedar	Cedrus deodara	16		24	97%	Good, Off-site	
51	Deodar Cedar	Cedrus deodara	17		25.5	97%	Good, Off-site	
52	Deodar Cedar	Cedrus deodara	6	8	13	94%	Good, Off-site	
53	White Pine	Pinus strobus	13		19.5	100%	Good, Off-site	
54	White Pine	Pinus strobus	11		19.5	100%	Good, Off-site	
55	White Pine	Pinus strobus	14		21	100%	Good, Off-site	
56	Pin Oak	Quercus palustris	18		27	100%	Good, Off-site	
57	White Pine	Pinus strobus	14		21	100%	Good, Off-site	
58	Red Maple	Acer rubrum	14		21	N/A	Poor condition	
59	Red Maple	Acer rubrum	3	4	5	12	78%	Good, recommend removal of smaller bores
60	Black Locust	Robinia pseudoacacia	17		25.5	N/A	Poor condition	
61	Black Locust	Robinia pseudoacacia	18		27	44%	Poor, vines, may be salvaged if vines removed	
62	Red Maple	Acer rubrum	25	3	37.5	44%	Poor, measured at 2' ht., 15'-18" twin above 4.5' ht., hollow base, grape vine, poison Ivy vines & English Ivy vines; REMOVE	
63	Black Locust	Robinia pseudoacacia	24	0	36	N/A	Poor, trunk missing above 21' ht., tree is dead or nearly dead; Recommend removal; REMOVE	
64	Black Walnut	Juglans nigra	25	3	17.5	75%	Good, heavy grape vine; REMOVE	
65	*Tulip Poplar	Liriodendron tulipifera	15	6	52.5	N/A	Poor structural condition; recommend removal; 25 degree lean to NE; REMOVE	
66	Sweet Gum	Liquidambar styraciflua	28	3	42	97%	Good; REMOVE	
67	Tulip Poplar	Liriodendron tulipifera	26	3	39	100%	Good; REMOVE	
68	Tulip Poplar	Liriodendron tulipifera	28	3	42	84%	Good, moderate English Ivy; banding & contortion in trunk above 30' ht., co-dorm. Boles at height; REMOVE	
69	Red Maple	Acer rubrum	26	3	19	84%	Good, heavy vines; REMOVE	
70	Tulip Poplar	Liriodendron tulipifera	24	2	16	91%	Good, heavy English Ivy; REMOVE	
71	*Tulip Poplar	Liriodendron tulipifera	32	2	48	81%	Good; REMOVE	
72	Black Walnut	Juglans nigra	26	3	39	75%	Fair to Good, some scaffold branches dead; REMOVE	
73	Black Locust	Robinia pseudoacacia	24		16	N/A	Poor, extreme English Ivy, narrow canopy; conks @ 30' ht.;	
74	Silver Maple	Acer saccharinum	29		41.5	N/A	Poor, major die-back, heavy English Ivy vines, large burls on trunk;	
75	Tulip Poplar	Liriodendron tulipifera	17		55.5	N/A	Poor, minor English Ivy; major storm damage & breakage at 45' ht.;	

Tree #	Common Name	Botanical Name	DHM	Tree Replacement	CRZ/Radius - ft.	CTLA Rating	Remarks
76	Tulip Poplar	Liriodendron tulipifera	21		14.5	91%	Good
77	Tulip Poplar	Liriodendron tulipifera	28		42	91%	Good health & fair structure, large weak vertically aligned scaffold above 30' ht.
78	Tulip Poplar	Liriodendron tulipifera	30		45	87%	Good health & fair structure, minor English Ivy; bowed contorted trunk
79	Tulip Poplar	Liriodendron tulipifera	31		46	91%	Good health & fair structure heavy English Ivy; weak, near vertical scaffold above 40' ht.
80	Tulip Poplar	Liriodendron tulipifera	12		18	N/A	Fair to poor, moderate English Ivy, one major scaffold branch dead; bowed contorted trunk;
81	Black Locust	Robinia pseudoacacia	10		15	N/A	Prnx, heavy English Ivy, 21'-21" twin above 8' ht., half dead;
82	Black Locust	Robinia pseudoacacia	24		16	N/A	Fair to poor; English Ivy; 12 degree lean to NNE
		Total =			19		

CTLA rating refers to Council of Tree & Landscape Appraisers guide to judging plant condition per "Guide for Plant Appraisal" 9th Edition. No rating score is given for those trees that are dead or in poor condition.

**Tree Note**

Tree conditions shown on this Plan are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

<b>TREE REPLACEMENT REQUIREMENT: 99 TREES</b>	
TREES PROPOSED:	99
SHADE TREES:	25
ORNAMENTAL TREES:	40
LARGE EVERGREEN TREES:	15
SMALL EVERGREEN TREES:	19

Note: Street Trees may not be counted toward the Tree Replacement Requirement

<b>NET TRACT AREA</b>	
A. Total Tract Area	4.26
B. Deductions (land dedication not in construction on the plan, other deductions - specify)	0.00
C. Net Tract Area	4.26
<b>LAND USE CATEGORY</b>	
204840 R-400, R-200, R-90, R-75, RMD10, R-40, R-150, RMD15, RMD25	FL, LH, RPR, RPC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD
Zone: 0 0 0 1 (choose only one)	
D. Afforestation Threshold 15% x F =	0.64
E. Conservation Threshold 15% x F =	0.64
<b>EXISTING FOREST COVER</b>	
F. Existing forest cover (within net tract)	1.73
G. Area of forest above conservation threshold	1.09
<b>BREAK EVEN POINT</b>	
H. Break-even Point (amount of forest retained so that no mitigation is required)	0.86
I. Clearing permitted without mitigation	0.87
<b>PROPOSED FOREST CLEARING</b>	
J. Total area of forest to be cleared	0.87
K. Total area of forest to be retained	0.86
<b>PLANTING REQUIREMENTS</b>	
L. Reforestation for clearing above conservation threshold	0.22
M. Reforestation for clearing below conservation threshold	0.00
N. Credit for retention above conservation threshold	0.22
P. Total reforestation required	0.00
Q. Total afforestation required	0.00
R. Total planting requirement	0.00

<b>MINIMUM TREE COVER TABLE</b>	
SITE AREA	185,436 S.F./4.26 ac
MTC REQUIRED (zone MXT = 15%)	27,815 S.F./0.64 ac
MTC PROVIDED*	65,667 S.F./1.51 ac
99 IND. TREES PLANTED ON SITE	27,800 S.F./0.64 ac
ON-SITE FOREST SAVED	37,257 S.F./0.86 ac
ON-SITE FOREST PLANTED	610 S.F./0.01 ac
FOREST SAVE AREA EXCEEDS MINIMUM TREE COVER REQUIRED.	
*INCLUDES FOREST SAVE AREA, FOREST PLANTED AREA & REPLACEMENT TREES ONLY. ADDITIONAL TREE COVER IS PROVIDED BY EXISTING TREES TO BE SAVED OUTSIDE FOREST AREA, AND BY ADDITIONAL PROPOSED LANDSCAPE TREES NOT RECEIVING FOREST CONSERVATION CREDIT.	

<b>ON-SITE FOREST CONSERVATION PLANTING SCHEDULE</b>					
QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT
3	Ilex opaca	American Holly		7.8	56.8
1	Ilex opaca	American Holly		7.8	56.8

\*Per landscape planting see individual tree locations per sheet 2 of 3

**EXHIBIT "5" 101**

**PFCP-3**

**PRELIMINARY FOREST CONSERVATION PLAN  
LOT 2, VICTORY COURT (PROPOSED)  
VICTORY COURT SENIORS HOUSING  
PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56  
4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD**

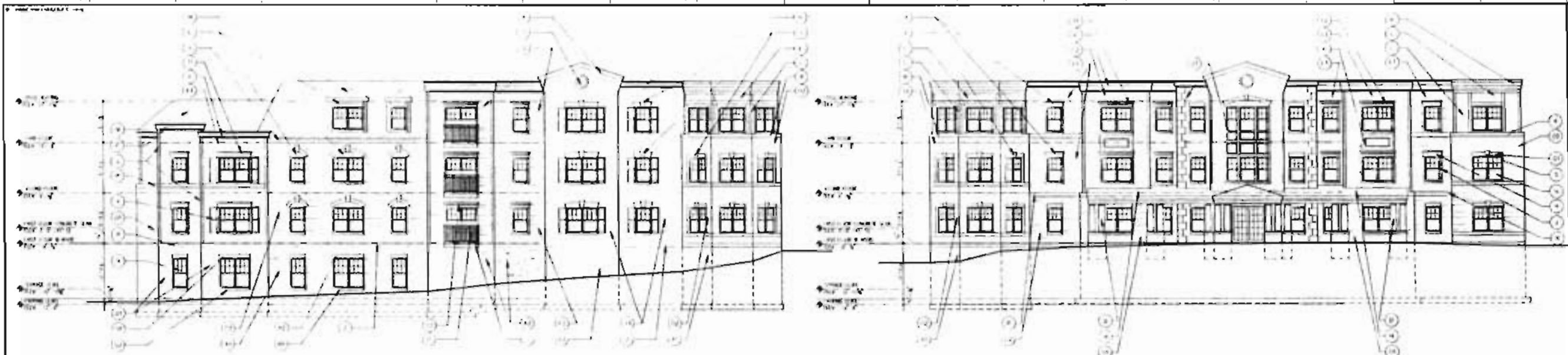
<b>MHG</b> Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Proj. Mgr. WDP	Designer GSH
	Date 5-14-10	Scale AS NOTED
Project No. 08-111-11	Sheet 3 of 3	

**FOREST CONSERVATION PLAN CERTIFICATION**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

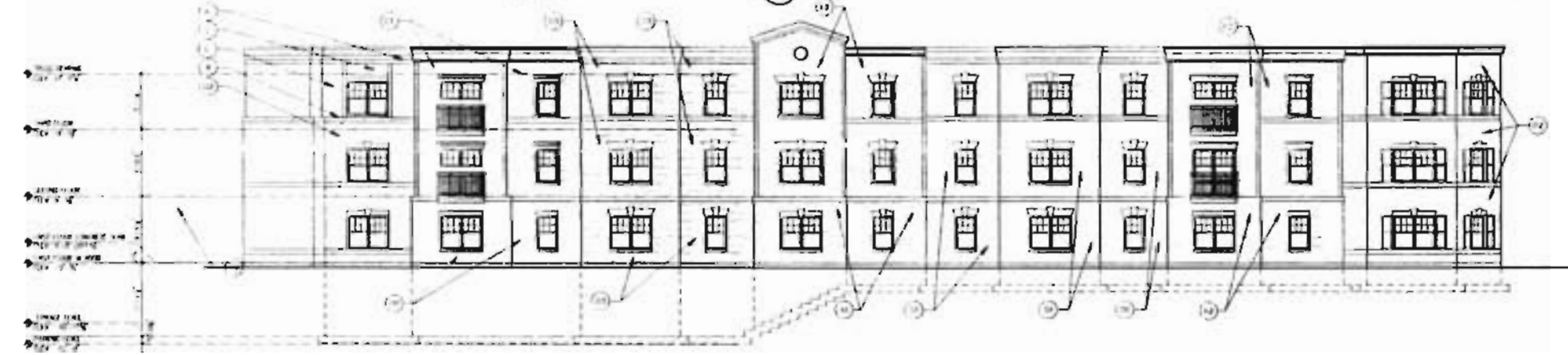
DATE \_\_\_\_\_ Frank C. Johnson  
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES

NO.	DATE	DESCRIPTION	BY

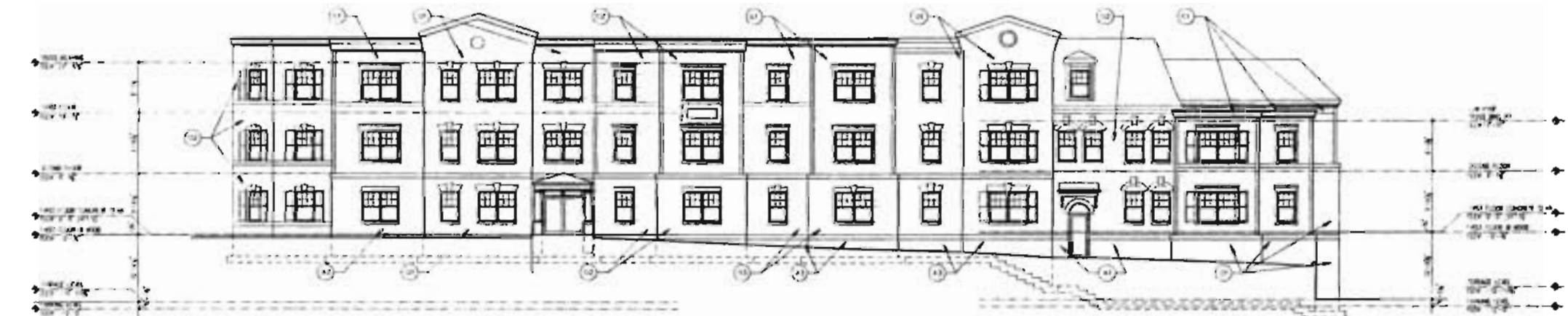


MONROE STREET ELEVATION (J10)

FRONT ELEVATION (J1)



FLEET STREET ELEVATION (E4)



MARYLAND AVENUE ELEVATION (B4)

**EXHIBIT "6"**

**ELEVATION KEYS**

- |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ① | ② | ③ | ④ | ⑤ | ⑥ | ⑦ | ⑧ | ⑨ | ⑩ | ⑪ | ⑫ | ⑬ | ⑭ | ⑮ | ⑯ | ⑰ | ⑱ | ⑲ | ⑳ | ㉑ | ㉒ | ㉓ | ㉔ | ㉕ | ㉖ | ㉗ | ㉘ | ㉙ | ㉚ | ㉛ | ㉜ | ㉝ | ㉞ | ㉟ | ㊱ | ㊲ | ㊳ | ㊴ | ㊵ | ㊶ | ㊷ | ㊸ | ㊹ | ㊺ | ㊻ | ㊼ | ㊽ | ㊾ | ㊿ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

**ELEVATION NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
2. FINISHES AND MATERIALS TO BE AS SHOWN ON THE SCHEDULE OF FINISHES AND MATERIALS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN THE SURFACE OF THE ADJACENT STREETS.
8. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT SIDEWALKS.
9. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT DRIVEWAYS.
10. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT ALLEYS.
11. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT YARDS.
12. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT PARKS.
13. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT OPEN SPACES.
14. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT HISTORIC DISTRICTS.
15. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT LANDMARKS.
16. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT MONUMENTS.
17. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT MEMORIALS.
18. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT STATUES.
19. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FOUNTAINS.
20. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT GARDENS.
21. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT TREES.
22. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT PLANTS.
23. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT ANIMALS.
24. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT VEGETATION.
25. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT LANDSCAPE.
26. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT HEDGES.
27. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT BARRIERS.
28. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FENCES.
29. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT WALLS.
30. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT SCREENS.
31. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT CURTAINS.
32. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT BLINDS.
33. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT SHUTTERS.
34. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT AWNINGS.
35. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT CANOPIES.
36. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT PORTICOES.
37. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT PORCHES.
38. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT PATIOS.
39. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT TERRACES.
40. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT BALCONIES.
41. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT LOGGIES.
42. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT VERANDAS.
43. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT GALLERIES.
44. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT STAIRS.
45. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT ESCALATORS.
46. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT LIFTS.
47. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT ELEVATORS.
48. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT RAMPWAYS.
49. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT WALKWAYS.
50. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT DRIVEWAYS.
51. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT PARKWAYS.
52. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT HIGHWAYS.
53. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT AIRWAYS.
54. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT WATERWAYS.
55. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT RAILWAYS.
56. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT CANALS.
57. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT DORIES.
58. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT BOATS.
59. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT SHIPS.
60. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT YACHTS.
61. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
62. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
63. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
64. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
65. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
66. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
67. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
68. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
69. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
70. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
71. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
72. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
73. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
74. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
75. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
76. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
77. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
78. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
79. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
80. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
81. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
82. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
83. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
84. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
85. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
86. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
87. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
88. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
89. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
90. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
91. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
92. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
93. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
94. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
95. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
96. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
97. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
98. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
99. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.
100. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT FLEETS.

**KEY PLAN**



17700 Rockville Drive  
 Suite 400  
 Columbia, MD 21046  
 Tel: 410.596.1000  
 Fax: 410.596.0049

**GRIMM  
 PARKER**  
 CP# 20734

ELEVATIONS  
 VICTORY COURT  
 ROCKVILLE, MD


A-21



WEST COURTYARD ELEVATION (J10)

NORTH COURTYARD ELEVATION (J4)



NORTHEAST COURTYARD ELEVATION (E12)



EAST COURTYARD ELEVATION (E4)



END BAY ELEVATION (B14)



END BAY ELEVATION (B2)

KEY ELEVATION

1. FINISH	2. MATERIAL	3. COLOR	4. TYPE	5. LOCATION	6. HEIGHT	7. WIDTH	8. DEPTH	9. WEIGHT	10. VALUE
11. FINISH	12. MATERIAL	13. COLOR	14. TYPE	15. LOCATION	16. HEIGHT	17. WIDTH	18. DEPTH	19. WEIGHT	20. VALUE
21. FINISH	22. MATERIAL	23. COLOR	24. TYPE	25. LOCATION	26. HEIGHT	27. WIDTH	28. DEPTH	29. WEIGHT	30. VALUE
31. FINISH	32. MATERIAL	33. COLOR	34. TYPE	35. LOCATION	36. HEIGHT	37. WIDTH	38. DEPTH	39. WEIGHT	40. VALUE

ELEVATION NOTES

1. FINISH
2. MATERIAL
3. COLOR
4. TYPE
5. LOCATION
6. HEIGHT
7. WIDTH
8. DEPTH
9. WEIGHT
10. VALUE

20734 Victrola Drive  
 Suite 600  
 Columbia, MD 21046  
 Tel: 410.999.1000  
 Fax: 410.999.0000

GRIMM  
 PARKER  
 CP 20734

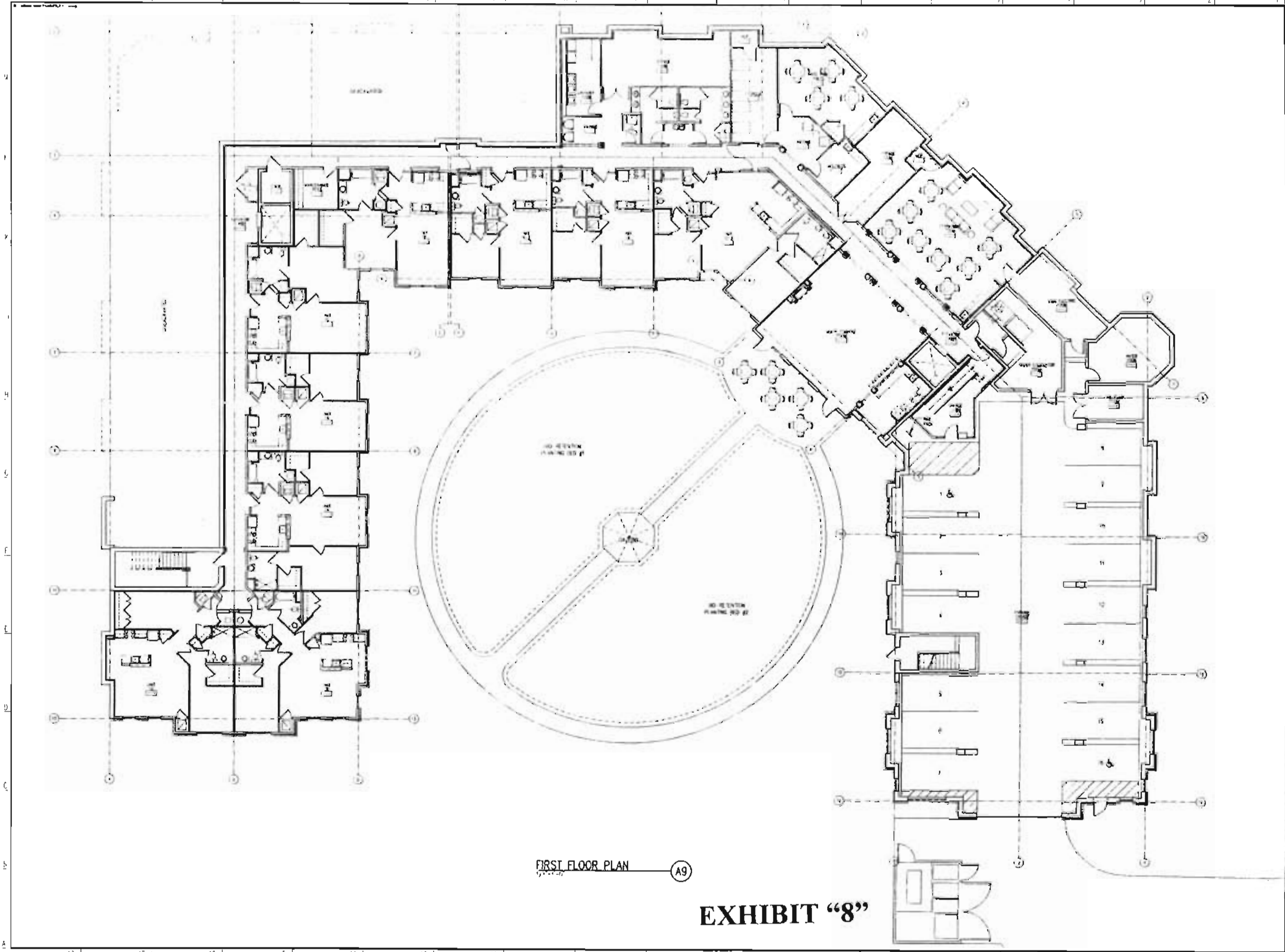
ELEVATIONS  
 VICTORY COURT  
 ROCKVILLE, MD

A.S. DESIGN INC.  
 11770 WOODBURN DRIVE

EXHIBIT "7"

A-22

103



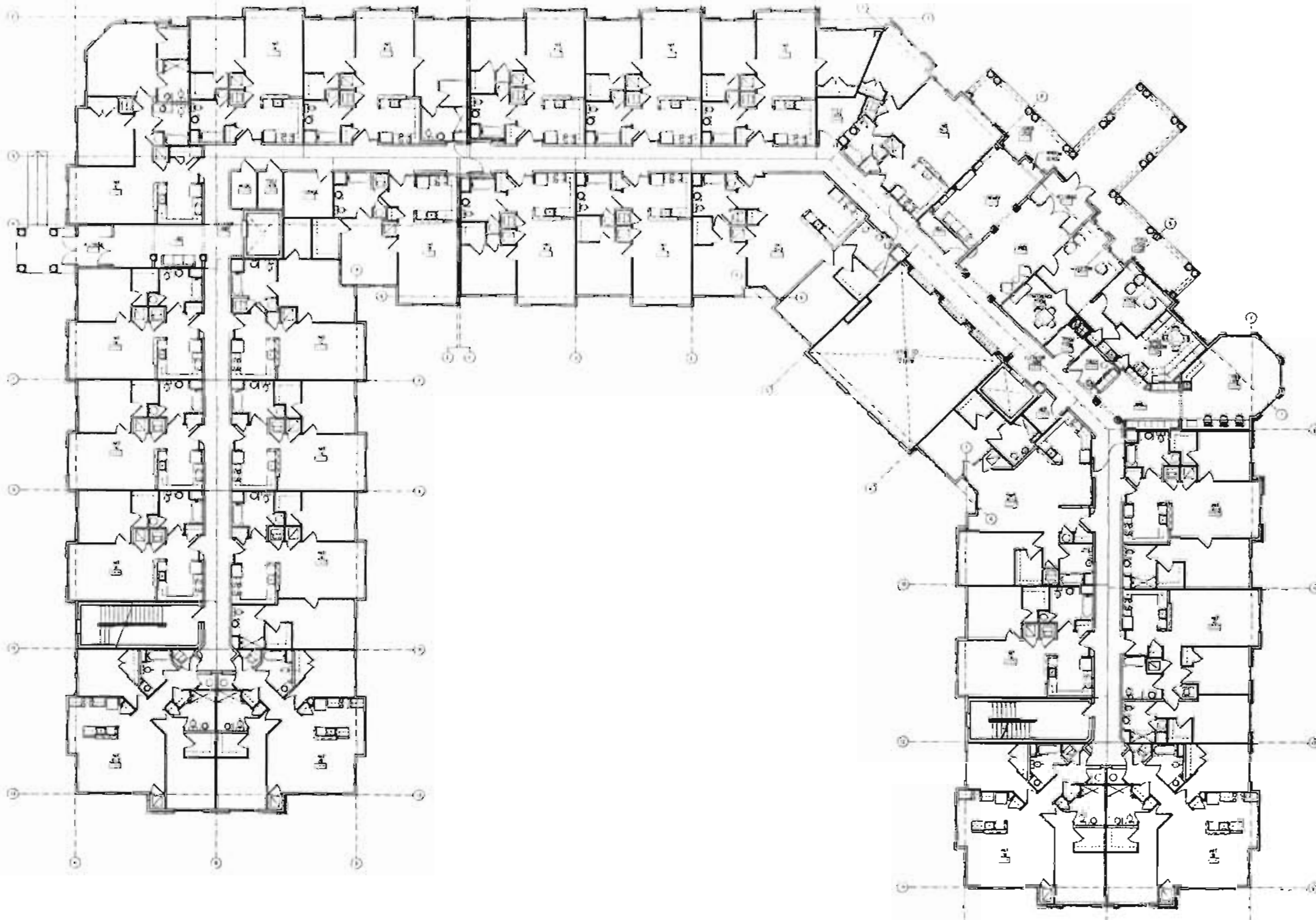
FIRST FLOOR PLAN (A9)

**EXHIBIT "8"**

GRIMM PARKER  
 CP# 20734  
 TERRACE FLOOR PLAN  
 VICTORY COURT  
 ROCKVILLE, MD

104

A-10



FIRST FLOOR PLAN (A9)

EXHIBIT "9"

17700 Rockville Drive  
 Suite 400  
 Columbia, MD 21046  
 Tel: 410-486-1000  
 Fax: 410-486-0000

**GRINER  
 PARKER**

OP# 20734

FIRST FLOOR PLAN  
 VICTORY COURT  
 ROCKVILLE, MD

A-11

105